



LEGEND		N.T.S.
[Symbol]	FIRE LANE, ACCESS AND UTILITY EASEMENT (24' MIN.)	STM STORM SEWER
[Symbol]	FIRE LANE	FH FIRE HYDRANT
[Symbol]	PROPOSED PARKING SPACES	MH MANHOLE
[Symbol]	EXISTING STREET SIGN	SS SANITARY SEWER
[Symbol]	CURB INLET	BFR BARRIER FREE RAMP
[Symbol]	WYE INLET	W.E. WATER EASEMENT
		S.S.E. SANITARY SEWER EASEMENT
		D.E. DRAINAGE EASEMENT

- GENERAL NOTES**
- ALL RADII ALONG FIRE LANE ARE MIN. 20' @ FACE OF CURB.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - SITE IS NOT LOCATED IN FLOODPLAIN PER FIRM 48055C0270G. NO FLOODPLAIN EXISTS ON SITE.
  - HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
  - BARRIER FREE RAMPS SHALL BE INSTALLED AT ALL DRIVEWAY INTERSECTIONS WITH PRESTON ROAD AND HICKORY STREET.
  - ALL DRIVES AND PARKING AREAS ARE TO BE CONSTRUCTED WITH CONCRETE.
  - ALL ROOF DRAINS WILL CONNECT TO PROPOSED UNDERGROUND STORM DRAINAGE SYSTEM.
  - ALL TRASH DUMPSTER DRAINS WILL CONNECT TO PROPOSED UNDERGROUND SANITARY SEWER SYSTEM.
  - THE PRESTON ROAD OVERLAY DISTRICT (MAIN ST. SUB-DISTRICT) STANDARDS APPLY TO THIS SITE.
  - ALL STORM LATERALS SHALL BE 18" MINIMUM.
  - 3 SITE ELEMENTS (BENCHES, CLOCKS, WATER FOUNTAINS, ETC.) SHALL BE INSTALLED PER CITY OF FRISCO ORDINANCE.

- CITY OF FRISCO SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.
- PLANNING DEPARTMENT**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE CITY.
  - ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.
  - REMOVAL, TRANSPORTATION, PROTECTION AND/OR MITIGATION OF PROTECTED TREES SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE. TREE SURVEYS AND TREE PROTECTION ARE SUBJECT TO CITY INSPECTION AND APPROVAL.
- FIRE DEPARTMENT**
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLERED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.
- BUILDING INSPECTIONS**
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTIONS APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTIONS DEPARTMENT APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DEPARTMENT'S APPROVAL.
- ENGINEERING**
- SIDEWALKS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- PARKS DEPARTMENT**
- ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.
  - ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY CITY OF FRISCO.

**EXHIBIT B: SUP # 09-0002**  
**HICKORY CENTER**  
**(NWC) PRESTON ROAD AND**  
**HICKORY STREET**  
**BLOCK A, LOT 1**  
**22.46 ACRES**  
**ZONED PD-51**

**OWNER:**  
ALLEGANCE FRISCO LP  
14881 QUORUM DR.  
SUITE 950  
DALLAS, TEXAS 75254  
PH. # 214 389-8058  
CONTACT: JOE GAMPPER

**APPLICANT:**  
WAL-MART REAL ESTATE BUSINESS TRUST  
2001 S.E. 10TH STREET  
BENTONVILLE, ARKANSAS 72716-0550

**ENGINEER/SURVEYOR:**  
KIMLEY-HORN AND ASSOC.  
5750 GENESIS COURT  
SUITE 200  
FRISCO, TX 75034  
PH. # 972 335-3580  
CONTACT: DANIEL MILLNER

**PREPARED: JULY 16, 2009**

**Scale:** AS SHOWN

Designed by:	WSR
Drawn by:	WSR
Checked by:	RCS
Date:	07/16/2009
Project No.:	063362150

**SHEET**

**1**

SITE DATA SUMMARY									
LOT	GROSS LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	PROPOSED USE	BLDG. AREA (SQ. FT.)	BLDG. HGT.	LOT COVERAGE	FLR. AREA (SQ. FT.)	PARKING	HANDICAP SP.
LOT 1	22.46	978,555	RETAIL	184,985	40' MAX.	37'	40% MAX.	19%	0.4:1
							0.19	1:250 RET.	740
								797	16
								22	75%
								11,955	37,826
								546,722	68,499
								126,012	13
									PD-51

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

WATER METER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
1	DOM.	3"	1	6"
2	IRR.	2"	1	N/A

TREE STATEMENT				
1.	ALL EXISTING TREES	W/IN	EXISTING LANDSCAPE EASEMENT.	
2.	NO EXISTING TREES	EXCEED	20.1 CAUPEIR INCHES IN DIAMETER.	
3.	NO EXISTING TREES	ARE PROPOSED	TO BE REMOVED WITH THIS DEVELOPMENT.	

**Kimley-Horn and Associates, Inc.**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779  
State of Texas Registration No. 928

**HICKORY CENTER AT PRESTON**  
**HICKORY STREET AND PRESTON ROAD**  
**FRISCO, TEXAS**

**SPECIAL USE PERMIT**  
**EXHIBIT B**

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